

**EXHIBIT "A"**

**LOVING CHANNEL ~ PARCEL 6  
PERMANENT DRAINAGE AND SEWER FACILITY EASEMENT  
LOT 4, BLOCK 48, OAK GROVE ADDITION,  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

**BEING** a 0.017 acre strip of land situated in **LOT 4, BLOCK 48, OAK GROVE ADDITION**, being an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 309, Page 59, Plat Records, Tarrant County, Texas, said 0.017 acre strip of land being a portion of that same tract of land conveyed to **JUAN MARTINEZ**, by deed as recorded in Tarrant County Clerk's Instrument No. D209294907, Deed Records, Tarrant County, Texas, said 0.017 acre strip being herein more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with a cap stamped "FULTON" found at the southwest property corner of the said Lot 4;

**THENCE** North 00°12'32" West, along the west property line of said Lot 4, a distance of 50.00 feet to the northwest property corner of said Lot 4;

**THENCE** North 89°47'28" East, along the north property line of said Lot 4, a distance of 15.00 feet to a point, from which a 1/2 inch iron rod found at the northeast property corner of said Lot 4 bears North 89°47'28" East, a distance of 125.00 feet;

**THENCE** South 00°12'32" East, a distance of 50.00 feet to the south property line of said Lot 4;

**THENCE** South 89°47'28" West, along the said south property line, a distance of 15.00 feet to the **POINT OF BEGINNING**.

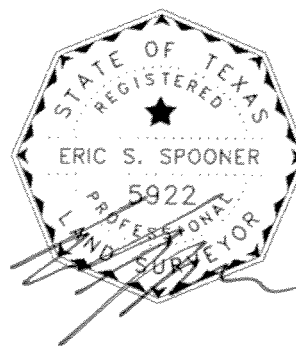
Herein described tract of land contains **0.017 acres (750 square feet)** of land, more or less.

**NOTE:** The basis of bearings for this survey is the Texas State Plane NAD83 North Central Zone (4202).

I do hereby certify on this 23rd day of October, 2012, that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that the same is true and correct.

Spooner and Associates, Inc.  
Eric S. Spooner, RPLS  
Registered Professional Land Surveyor  
Texas Registration Number 5922

Dated: 10-23-12



# PLAT OF EXHIBIT "A"

SEE ATTACHED LEGAL DESCRIPTION  
ON PAGE 1 OF EXHIBIT "A" HEREIN

**30TH STREET**  
(60' R.O.W.)

## LINE TABLE

NO.	DIRECTION	DIST.
L1	N00°12'32"W	50.00'
L2	N89°47'28"E	15.00'
L3	S00°12'32"E	50.00'
L4	S89°47'28"W	15.00'

0 20 40  
GRAPHIC  
SCALE IN FEET  
1" = 40'

1/2" CIRF  
"FULTON"

VARIABLE  
WIDTH ALLEY

1/2" CIRF  
"FULTON"

PROPOSED EASEMENT  
(BY SEPARATE INSTRUMENT)

PK NAIL  
FND.

BLOCK 10  
JOHNSON'S ADDITION  
TO ROSEN HEIGHTS  
VOL. 10, PG. 112,  
P.R.T.C.T.

LOT 9

LOT 7

140.00'

LOT 6

140.00'

LOT 5

**EXHIBIT "A"**  
**PERMANENT DRAINAGE  
AND SEWER FACILITY EASEMENT**  
0.017 ACRES (750 S.F.)

OWNER:  
**JUAN MARTINEZ**  
T.C.C.I. No. D209294907  
D.R.T.C.T.

LOT 4  
BLOCK 48

LOT 3, BLOCK 48  
**OAK GROVE ADDITION**  
VOL. 309, PG. 59,  
P.R.T.C.T.

**LOVING AVENUE**  
(60' R.O.W.)

BLOCK 47  
OAK GROVE ADDITION  
VOL. 309, PG. 59,  
P.R.T.C.T.

LOT 7

LOT 9

LOT 10

**P.O.B.**  
**EXHIBIT "A"**  
1/2" CIRF  
"FULTON"

L1

L2

L3

L4

N89°47'28"E ~ 125.00'

N89°47'28"E ~ 125.00'

1/2" IRF

S00°12'32"E

PROPOSED EASEMENT  
(BY SEPARATE INSTRUMENT)

THE BASIS OF BEARINGS FOR THIS SURVEY IS  
THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202).

LOVING CHANNEL ~ PERMANENT DRAINAGE & SEWER FACILITY EASEMENT~ PARCEL 6

PROPERTY: LOT 4, BLOCK 48, OAK GROVE ADDITION  
LOCATION: CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
WHOLE PROPERTY ACREAGE: 0.1607 ACRES (PLAT)

S&A JOB NO.: 1643  
DATE: 10/23/2012

DRAWN BY: C.R.R.  
CHECKED BY: E.S.S.

EXHIBIT "A" PAGE 2 OF 2

ACAD FILE: 1643-EASEMENTS

SPOONER & ASSOC., INC. 309 BYERS STREET, SUITE 100, EULESS, TX 76039, PH 817-281-2355 FAX 817-685-8508

